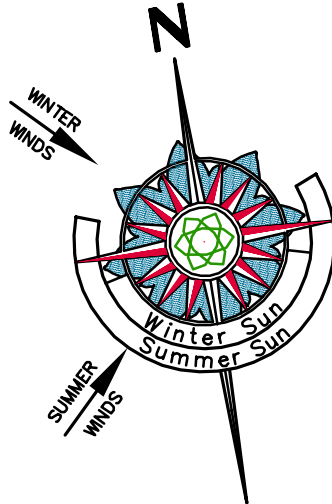


MONUMENT
CONC. or STONE
STAKE
WOOD or PLASTIC
SPIKE, REBAR,
IRON PIPE, ETC.

WATER
GAS
ELECTRIC U/G
OIL
TV/CABLE

○ DRAIN INLET
○ MANHOLE
X SPOT GRADE
8.0

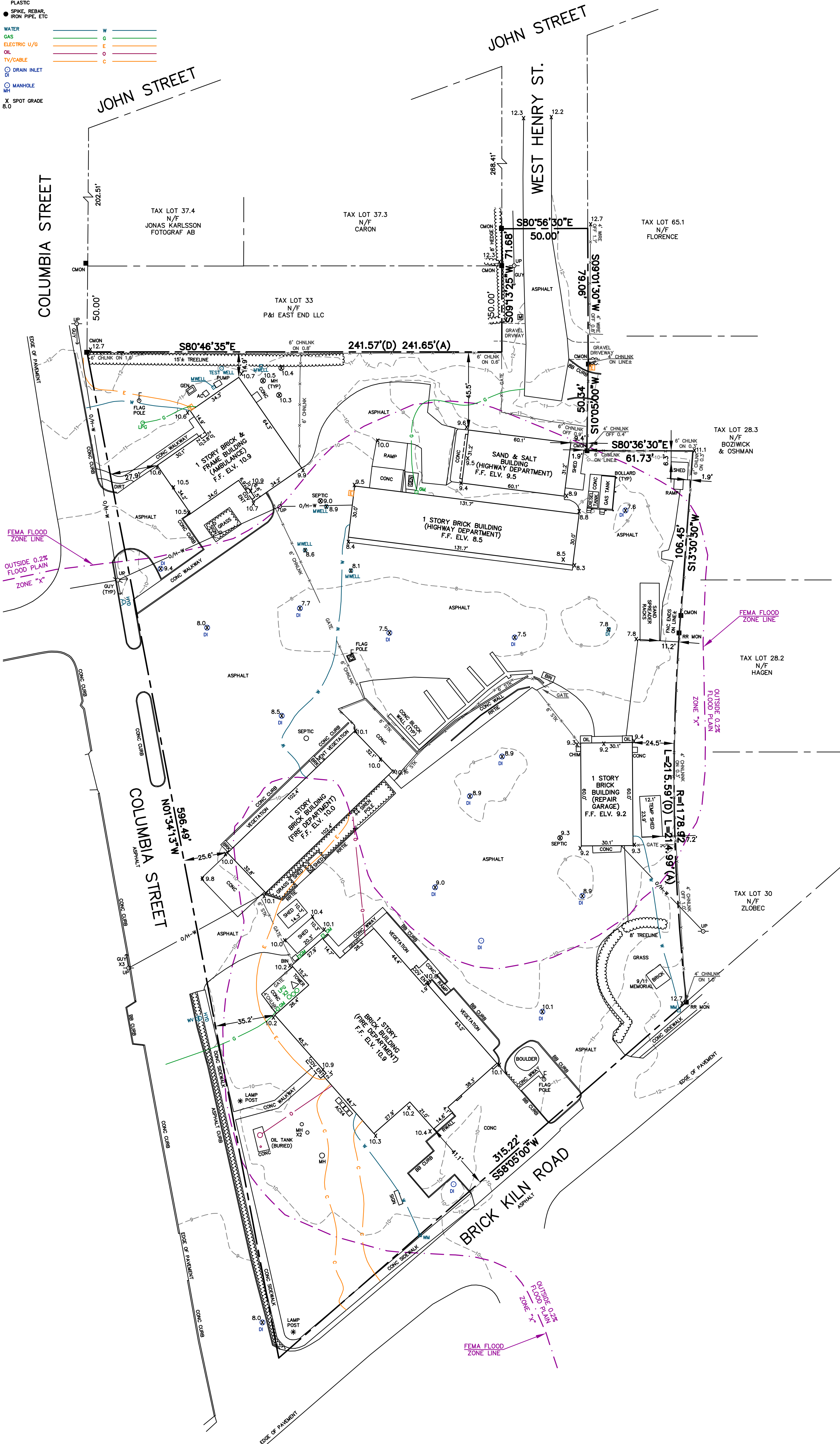


Deed North
TOTAL LOT AREA
146,325± SQ.FT.
3.359± ACRES.

NOTES:

1. SURVEY CONDUCTED WITHOUT BENEFIT OF COMPLETE TITLE REPORT. EASEMENTS OF RECORD FOR WHICH DOCUMENTATION HAS BEEN PROVIDED ARE SHOWN HEREON. OTHER EASEMENTS, IF ANY, ARE NOT SHOWN.
2. SUBJECT PROPERTY IN ZONE "R20" PER ZONING MAP FOR THE INC. VILLAGE OF SAG HARBOR, NEW YORK, LAST AMENDED APRIL 21, 2016. ALL ZONING REGULATIONS AND RESTRICTIONS SHOWN HEREON MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
3. NO WETLANDS LINES ARE SHOWN HEREON. ZONING SETBACKS AND/OR ALLOWED AREA COMPUTATIONS MAY BE DIFFERENT IF THE SUBJECT PROPERTY IS WITHIN REGULATORY DISTANCE OF ANY EXISTING WETLANDS. ALL ZONING INFORMATION MUST BE VERIFIED WITH APPROPRIATE AUTHORITIES.
4. ONLY TREES SUBJECTIVELY CONSIDERED TO BE SIGNIFICANT DURING FIELD MEASUREMENTS ARE SHOWN HEREON. NO CERTIFICATION IS PROVIDED AS TO THE NUMBER, TYPE OR EXTENT OF INDIVIDUAL TREES ON THE SUBJECT PROPERTY.
5. BOUNDARY COURSES SHOWN HEREON WITH (A) OR (D) SUFFIX INDICATE ACTUAL (A) VERSUS DEED (D) OR FILE MAP (M) VALUES.
6. SUBJECT PROPERTY IN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD ZONES "X" & "X" OUTSIDE THE 0.2% FLOOD PLAIN" AS SHOWN ON FLOOD INSURANCE RATE MAP FM36103C0531H, LAST REVISED SEPTEMBER 25, 2009.
7. TOPOGRAPHIC TERRAIN CONTOURS AND SPOT GRADE ELEVATIONS SHOWN HEREON ARE COMPUTED FROM GROUND ELEVATION OBSERVATION AS OF THE ORIGINAL DATE OF THIS SURVEY MAP.
8. AS EVIDENCED BY OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, SOME OF OR ALL UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNDERGROUND AND ARE PROVIDED TO THE SUBJECT PROPERTY FROM WITHIN THE PUBLIC RIGHT OF WAY. BEFORE DIGGING ON THE SUBJECT PROPERTY OR IN THE PUBLIC RIGHT OF WAY CALL THE NYC & LI ONE-CALL CENTER AT 1-800-272-4480 AND REQUEST FIELD LOCATION AND MARK OUT OF UNDERGROUND UTILITY LINES. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON, INCLUDING BUT NOT LIMITED TO SANITARY AND DRAINAGE DISPOSAL SYSTEMS, ARE DERIVED ACCORDING TO RECORDS SUPPLIED BY OTHERS. USERS OF THIS SURVEY MAP ARE CAUTIONED THAT NO CERTIFICATION, WARRANTY OR GUARANTY, EITHER EXPRESS OR IMPLIED, IS EXTENDED TO THE LOCATION OR COMPLETENESS OF INFORMATION WITH RESPECT TO UNDERGROUND UTILITIES SHOWN HEREON. CERTIFICATION IS EXTENDED ONLY TO THE ACCURATE PLOTTING OF LOCATION DATA AS PROVIDED OR AS LOCATED BY FIELD MEASUREMENT.

TABLE OF AREAS	(SQ. FT.)
TOTAL LOT AREA	146,325
EXISTING TOTAL BUILDING COVERAGE	23,753 (16.2%)
ALLOWED TOTAL BUILDING COVERAGE	29,247 (20.0%)
(146,325 * 0.20)	
EXISTING TOTAL LOT COVERAGE	6,297 (0.4%)
ALLOWED TOTAL LOT COVERAGE	36,581 (25.0%)
(146,325 * 0.25)	



CERTIFICATION & ALTERATION NOTE:
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICES FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND/OR GOVERNMENTAL AGENCY LISTED HEREON, AND THE SUCCESSORS AND/OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. LOCATIONS OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST EXCEPT AS SHOWN HEREON, ARE NOT KNOWN AND ARE NOT COVERED BY THIS CERTIFICATION.

Field Work	Project No.
J.M.H.	20-135
Drawn By	Drawing No.
J.M.H.	20-135 SITE
Checked By	Scale
J.M.H.	= 30'
Reviewed By	Date
J.M.H.	30 NOV 2020
Revisions:	

VILLAGE OF SAG HARBOR

PROPERTY SITUATE AT
**1357 BRICK KILN ROAD &
16 COLUMBIA STREET**
VILLAGE OF SAG HARBOR, NEW YORK
COUNTY OF SUFFOLK, TOWN OF SOUTHAMPTON
DISTRICT 903, SECTION 4, BLOCK 2 LOTS 31 & 32

PREPARED BY
F. MICHAEL HEMMER, LS, P.C.
PROFESSIONAL SURVEYING SERVICES
PO BOX 1328, SAG HARBOR, NEW YORK 11963
(631) 725-7199 INFO@FMHLS.COM



Sheet Title:
SITE SURVEY